

BK 54 57 PG 330

WARRANTY DEED
Joint Tenancy

Know all Persons by these Presents,

024760

That I, DAPHNE CUMMINGS of 543 Broadway, New York, NY - 10012,

in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations,

paid by BRYAN M. BUTLER and APRIL B. BUTLER,

whose mailing address is 1 Deer Run, Oakland, Maine - 04963,

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said BRYAN M. BUTLER and APRIL B. BUTLER

as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN LOT OR PARCEL OF LAND together with the buildings and improvements erected thereon, situate, lying and being in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit: -

BEGINNING at a stone monument set at the intersection of the easterly line of Pleasant Street and southerly line of Winter Street; thence S 46° E, a distance of 76.5 feet to a steel pin; thence N 50° W, a distance of 89 feet to a steel pin set on the easterly side of Pleasant Street; thence N 38° E, a distance of 66 feet to the point of beginning.

MEANING AND INTENDING to convey the same premises as conveyed to the said Grantor herein under and by virtue of a certain Warranty Deed from Daniel J. Eusebios et al dated June 15, 1990 and recorded in the Kennebec County Registry of Deeds in Deed Book 3748, at Page 93.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said BRYAN M. BUTLER and APRIL B. BUTLER as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do warrant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances ;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said DAPHNE CUMMINGS

and

~~husband/wife of~~

~~intending to convey as her own and relinquishing all her right by descent and all other rights to the~~
~~above described premises~~, have hereunto set my hand and seal this **eighteenth** day of the month of **September**, A.D. 19 **97**.

Signed, Sealed and Delivered
in presence of


Daphne Cummings

State of Maine, County of Kennebec

on

September 18, 1997

Then personally appeared the above named

Daphne Cummings

and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public
Attorney at Law

RONALD M. ROY - Notary Public, Maine
My Commission Expires October 1, 2000

Printed Name, Ronald M. Roy

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RECEIVED KENNEBEC
NOTARY PUBLIC
Maine

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